


(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is $461,500.00.

Affiant

Subscribed and sworn to before me, this 10th day of January, 2023.

Notary Public

My commission expires:

Karen Johnson Davidson County
Batch# 959980 DEEDWARR
01/11/2023 09:53:15 AM 3 pgs
Fees: $18.00 Taxes: $1,707.55
20230111-0002329

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **June P. Moree** | **New Owner** | **129-11-0A-016.00CO** |
| **206 Miles Court** | | |
| **Nashville, TN 37205** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Fyke Farmer, Jr., Trustee of the Fyke Farmer Jr. Living Trust, established by the Revocable Trust Agreement of Fyke Farmer, Jr. dated March 1, 2022,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**June P. Moree, an unmarried woman**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 115-L, as shown on the Condominium Site Plan for The Cloister at St. Henry, Phase 1-D, a Horizontal Property Regime, filed as Exhibit A to and established by the Master Deed of record in Book 6933, Page 927, and amended in Book 7404, Page 766, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the unit and the condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Fyke Farmer, Jr., and Elizabeth Farmer, husband and wife, by Warranty Deed from Charles T. Wehby and Sally J. Wehby, Trustees of the Charles & Sally Wehby Living Trust dated December 17, 2014, of record in Instrument No. 20191120-0119674, Register's Office for Davidson County, Tennessee. And being further conveyed to Fyke Farmer, Jr., Trustee of the Fyke Farmer Jr. Living Trust, established by the Revocable Trust Agreement of Fyke Farmer, Jr. dated March 1, 2022, by Quitclaim Deed from Fyke Farmer, Jr. of record in Instrument No. 20220330-0036815, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.

b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 6250, Page 979, Register's Office for Davidson, Tennessee.

c. Restrictive covenants contained in an instrument of record in Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee. Sewer and Drainage Easement of record in Instrument No. 20160824-0088443, Register's Office for Davidson County, Tennessee. Charter for HOA of record in Book 6076, Page 203, Register's Office for Davidson County, Tennessee. Ground Lease of record in Book 5691, Page 657, Book 6922, Page 282, Register's Office for Davidson County, Tennessee. Easement to Comcast of Nashville I, LLC of record in Instrument No. 20131021-0109631, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 6824, Page 870 and Book 6862, Page 384, Register's Office for Davidson County, Tennessee. Sewer Easement of record in Book 4191, Page 157, Register's Office for Davidson County, Tennessee. Sanitary Sewer Easement of record in Book 7983, Page 447, Book 7893, Page 451, Register's Office for Davidson County, Tennessee. Water Main Easement of record in Book 7893, Page 304, Book 7893, Page 394, Register's Office for Davidson County, Tennessee. All matters of record in Plat Book 5200, Page 676, Plat Book 6250, Page 924 and Plat Book 6250, page 979, Register's Office for Davidson County, Tennessee. Board Resolution for Additional Maintenance and Variance of record in Instrument No. 20180907-0088837, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to common areas/elements. Subject to lien for special assessment contained in DCCR's/Master Deed. Subject to HOA dues- if any.

d. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 206 Miles Court, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated effective the 5th day of January, 2023.

Fyke Farmer Jr. Living Trust

Fyke Farmer Jr. Trustee
Fyke Farmer, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Fyke Farmer, Jr.** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Fyke Farmer Jr. Living Trust**, established by the Revocable Trust Agreement of Fyke Farmer, Jr. dated March 1, 2022, and is authorized by the trust to execute this instrument on its behalf.

Witness my hand, at office, this 5th day of January, 2023.

Brenda H Lepley
Notary Signature
My commission expires:
8/26/24

Brenda H. Lepley
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

File #: 22-731
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027